

10/9/22, 12:27 PM

Park Place Real Estate Management, Inc. Mail - Allocation Follow Up



Tom Kacachos <tkacachos@parkplacerealestate.net>

## Allocation Follow Up

Rob Abelson <rob@amicus-properties.com>

Mon, May 2, 2022 at 1:23 PM

To: Tom Kacachos <tkacachos@parkplacerealestate.net>, Heather Kacachos <hkacachos@parkplacerealestate.net>

Cc: Austin Brooks <austin@amicus-properties.com>

Hi Tom--


Thanks again for connecting this afternoon. As mentioned, we are trying to work with you on a new allocation (assuming we cannot do the drop-down structure).

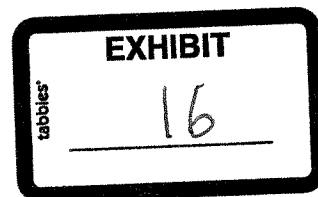
Based on the value of the business, we think these allocations are quite fair-- a 70% increase in the assessed value (29% allocated to Goodwill at Park Place for Brand, names, pre-leasing, personal property etc.)

Look forward to your feedback after you share our conversation on the other items with Heather.

Best,  
Rob

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Robert Abelson  
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 Proposed Property Price Allocation\_5.2.2022.xlsx  
27K



	Address	2020 Tax	Total Assessed Value	Proposed Value Allocation	% Increase
					70%
Houses	100-102 S CAMPUS	\$6,718	\$483,740	\$822,000	
	101 E COLLINS	\$5,978	\$430,410	\$732,000	
	112 N TALAWANDA	\$5,506	\$396,430	\$674,000	
	113-115 N BISHOP	\$9,714	\$699,440	\$1,189,000	
	114 E COLLINS	\$6,184	\$445,220	\$757,000	
	114 N TALAWANDA	\$5,884	\$423,640	\$720,000	
	115 N BEECH	\$7,458	\$536,980	\$913,000	
	116 - 118 N ELM	\$4,534	\$326,450	\$555,000	
	116 N TALAWANDA	\$6,113	\$440,100	\$748,000	
	116 W CHURCH	\$6,555	\$472,000	\$802,000	
	116 W COLLINS	\$4,486	\$322,960	\$549,000	
	117 E CHURCH	\$7,207	\$518,930	\$882,000	
	118 W CHURCH	\$0			
	118 W COLLINS	\$3,814	\$274,620	\$467,000	
	120 S MAIN	\$7,841	\$564,560	\$960,000	
	122 S COLLEGE	\$4,251	\$306,050	\$520,000	
	123 E CHURCH	\$6,334	\$456,040	\$775,000	
	126 E CHURCH	\$7,056	\$508,050	\$864,000	
	129 W WALNUT	\$4,939	\$355,610	\$605,000	
	131 E CHURCH	\$7,272	\$523,640	\$890,000	
	15 E VINE	\$4,637	\$333,870	\$568,000	
	200 W CHURCH	\$4,582	\$329,930	\$561,000	
	201 E CHURCH	\$6,651	\$478,910	\$814,000	
	205 E CHURCH	\$5,740	\$413,260	\$703,000	
	209-211 W WALNUT	\$4,885	\$351,730	\$598,000	
	210 W COLLINS	\$3,475	\$250,180	\$425,000	
	211 N UNIVERSITY'	\$2,001	\$144,060	\$245,000	
	212 N POPLAR	\$3,664	\$263,820	\$448,000	
	212 N UNIV A	\$2,616	\$188,383	\$320,000	
	212 N UNIV B	\$2,616	\$188,383	\$320,000	
	212 N UNIV C	\$2,616	\$188,383	\$320,000	
	215 N MAIN 1B/1C	\$988	\$63,223	\$107,000	
	215 S COLLEGE A-C	\$4,205	\$302,770	\$515,000	
	22-24 N ELM	\$5,115	\$368,290	\$626,000	
	223 N UNIVERSITY	\$4,411			
	3 E WALNUT	\$8,144	\$586,370	\$997,000	
	302 S MAIN	\$8,396	\$604,540	\$1,028,000	
	303 N POPLAR	\$2,834	\$408,180	\$694,000	
	305 N POPLAR	\$2,834			
	309 S MAIN	\$4,236	\$304,740	\$518,000	
	313 N UNIVERSITY	\$2,229	\$160,480	\$273,000	
	313 S MAIN	\$2,829	\$407,430	\$693,000	
	314 N UNIVERSITY*	\$2,643	\$190,310	\$324,000	
	315 S MAIN	\$2,829			
	319 E VINE	\$4,411	\$476,360	\$810,000	
	321 E VINE	\$4,411	\$476,360	\$810,000	
	324 S POPLAR	\$2,814	\$202,615		
	326 S POPLAR	\$2,814	\$202,615	\$344,000	
	415 E WITHROW	\$4,776	\$343,840	\$585,000	
	417 E WITHROW	\$6,513	\$468,940	\$797,000	
	421-423 E WITHROW	\$533	\$38,380	\$65,000	
	7 E WALNUT	\$4,714	\$339,440	\$577,000	
	940 SILVOOR	\$2,357	\$169,700	\$288,000	
Uptown	20 E PARK PLACE A	\$5,235	\$335,064	\$570,000	
	20 E PARK PLACE B	\$5,235	\$335,064	\$570,000	
	20 E PARK PLACE C	\$5,235	\$335,064	\$570,000	
	33 E CHURCH A	\$5,235	\$335,064	\$570,000	
	33 E CHURCH B	\$5,235	\$335,064	\$570,000	
	33 E CHURCH C	\$5,235	\$335,064	\$570,000	
	45 E CHURCH A	\$5,235	\$335,064	\$570,000	
	45 E CHURCH B	\$5,235	\$335,064	\$570,000	
	45 E CHURCH C	\$5,235	\$335,064	\$570,000	
	112 E HIGH 201	\$3,130	\$200,345	\$341,000	
	112 E HIGH 202	\$3,130	\$200,345	\$341,000	
	112 E HIGH 203	\$3,130	\$200,345	\$341,000	
	112 E HIGH 301	\$3,130	\$200,345	\$341,000	
	112 E HIGH 302	\$3,130	\$200,345	\$341,000	
	112 E HIGH 303	\$3,130	\$200,345	\$341,000	
	15 W CHURCH 201	\$3,782	\$212,782	\$362,000	
	15 W CHURCH 202	\$3,782	\$212,782	\$362,000	
	15 W CHURCH 301	\$3,782	\$212,782	\$362,000	
	15 W CHURCH 302	\$3,782	\$212,782	\$362,000	
	15 W CHURCH 401	\$3,782	\$212,782	\$362,000	

	15 W CHURCH 402	\$3,782	\$212,782	\$362,000
	28 W WALNUT 201	\$2,583	\$165,313	\$281,000
	28 W WALNUT 202	\$2,583	\$165,313	\$281,000
	28 W WALNUT 203	\$2,583	\$165,313	\$281,000
	28 W WALNUT 301	\$2,583	\$165,313	\$281,000
	28 W WALNUT 302	\$2,583	\$165,313	\$281,000
	28 W WALNUT 401	\$2,583	\$165,313	\$281,000
	28 W WALNUT 402	\$2,583	\$165,313	\$281,000
	10 1/2 W HIGH A	\$5,442	\$348,300	\$592,000
	10 1/2 W HIGH B	\$5,442	\$348,300	\$592,000
	26 1/2 W HIGH A	\$3,325	\$212,823	\$362,000
	26 1/2 W HIGH B	\$3,325	\$212,823	\$362,000
	26 1/2 W HIGH C	\$3,325	\$212,823	\$362,000
	28 1/2 W HIGH A	\$4,536	\$290,323	\$494,000
	28 1/2 W HIGH B	\$4,536	\$290,323	\$494,000
	28 1/2 W HIGH C	\$4,536	\$290,323	\$494,000
	32 1/2 W HIGH A	\$5,341	\$341,835	\$581,000
	32 1/2 W HIGH B	\$5,341	\$341,835	\$581,000
Apartment	215 N MAIN 1A	\$988	\$63,223	\$107,000
	215 N MAIN 2A	\$988	\$63,223	\$107,000
	215 N MAIN 1E	\$988	\$63,223	\$107,000
	215 N MAIN 2E	\$988	\$63,223	\$107,000
	215 N MAIN 3E	\$988	\$63,223	\$107,000
	215 N MAIN 4E	\$988	\$63,223	\$107,000
	215 N MAIN 5E	\$988	\$63,223	\$107,000
	215 N MAIN 6E	\$988	\$63,223	\$107,000
	215 N MAIN 1W	\$988	\$63,223	\$107,000
	215 N MAIN 2W	\$988	\$63,223	\$107,000
	215 N MAIN 3W	\$988	\$63,223	\$107,000
	215 N MAIN 4W	\$988	\$63,223	\$107,000
	215 N MAIN 5W	\$988	\$63,223	\$107,000
	215 N MAIN 6W	\$988	\$63,223	\$107,000
	218 N POPLAR 1A	\$884	\$56,560	\$96,000
	218 N POPLAR 2A	\$884	\$56,560	\$96,000
	218 N POPLAR 3A	\$884	\$56,560	\$96,000
	218 N POPLAR 1B	\$884	\$56,560	\$96,000
	218 N POPLAR 2B	\$884	\$56,560	\$96,000
	218 N POPLAR 3B	\$884	\$56,560	\$96,000
	218 N POPLAR 1C	\$884	\$56,560	\$96,000
	218 N POPLAR 2C	\$884	\$56,560	\$96,000
	218 N POPLAR 3C	\$884	\$56,560	\$96,000
	218 N POPLAR 1D	\$884	\$56,560	\$96,000
	218 N POPLAR 2D	\$884	\$56,560	\$96,000
	218 N POPLAR 3D	\$884	\$56,560	\$96,000
	218 N POPLAR 1E	\$884	\$56,560	\$96,000
	218 N POPLAR 2E	\$884	\$56,560	\$96,000
	218 N POPLAR 3E	\$884	\$56,560	\$96,000
	218 N POPLAR 2F	\$884	\$56,560	\$96,000
	218 N POPLAR 3F	\$884	\$56,560	\$96,000
	218 N POPLAR 1G	\$884	\$56,560	\$96,000
	218 N POPLAR 2G	\$884	\$56,560	\$96,000
	218 N POPLAR 3G	\$884	\$56,560	\$96,000
	218 N POPLAR 1H	\$884	\$56,560	\$96,000
	218 N POPLAR 2H	\$884	\$56,560	\$96,000
	218 N POPLAR 3H	\$884	\$56,560	\$96,000
	311 S POPLAR A	\$705	\$45,130	\$77,000
	311 S POPLAR B	\$705	\$45,130	\$77,000
	311 S POPLAR C	\$705	\$45,130	\$77,000
	311 S POPLAR D	\$705	\$45,130	\$77,000
	311 S POPLAR E	\$705	\$45,130	\$77,000
	315 S POPLAR A	\$705	\$45,130	\$77,000
	315 S POPLAR B	\$705	\$45,130	\$77,000
	315 S POPLAR C	\$705	\$45,130	\$77,000
	315 S POPLAR D	\$705	\$45,130	\$77,000
	315 S POPLAR E	\$705	\$45,130	\$77,000
	316 S POPLAR A	\$703	\$45,006	\$77,000
	316 S POPLAR B	\$703	\$45,006	\$77,000
	316 S POPLAR C	\$703	\$45,006	\$77,000
	316 S POPLAR D	\$703	\$45,006	\$77,000
	316 S POPLAR E	\$703	\$45,006	\$77,000
	319 S POPLAR A	\$721	\$46,172	\$78,000
	319 S POPLAR B	\$721	\$46,172	\$78,000
	319 S POPLAR C	\$721	\$46,172	\$78,000
	319 S POPLAR D	\$721	\$46,172	\$78,000
	319 S POPLAR E	\$721	\$46,172	\$78,000
	320 S POPLAR A	\$709	\$45,403	\$77,000
	320 S POPLAR B	\$709	\$45,403	\$77,000

320 S POPLAR C	\$709	\$45,403	\$77,000	
320 S POPLAR D	\$709	\$45,403	\$77,000	
320 S POPLAR E	\$709	\$45,403	\$77,000	
320 S POPLAR F	\$709	\$45,403	\$77,000	
321 S POPLAR A	\$750	\$48,003	\$82,000	
321 S POPLAR B	\$750	\$48,003	\$82,000	
321 S POPLAR C	\$750	\$48,003	\$82,000	
321 S POPLAR D	\$750	\$48,003	\$82,000	
322 S POPLAR A	\$711	\$45,497	\$77,000	
322 S POPLAR B	\$711	\$45,497	\$77,000	
322 S POPLAR C	\$711	\$45,497	\$77,000	
322 S POPLAR D	\$711	\$45,497	\$77,000	
322 S POPLAR E	\$711	\$45,497	\$77,000	
322 S POPLAR F	\$711	\$45,497	\$77,000	
113 PLUM	\$569	\$36,409	\$62,000	
115 PLUM	\$569	\$36,409	\$62,000	
117 PLUM	\$569	\$36,409	\$62,000	
119 PLUM	\$569	\$36,409	\$62,000	
121 PLUM	\$569	\$36,409	\$62,000	
123 PLUM	\$569	\$36,409	\$62,000	
125 PLUM	\$569	\$36,409	\$62,000	
127 PLUM	\$569	\$36,409	\$62,000	
129 PLUM	\$569	\$36,409	\$62,000	
131 PLUM	\$569	\$36,409	\$62,000	
<b>Total</b>	<b>\$463,710</b>	<b>\$31,466,307</b>		
			<b>Real Estate Value</b>	<b>\$53,549,000</b>
			<b>Goodwill</b>	<b>\$21,451,000.0</b>
			<b>Total</b>	<b>\$75,000,000.0</b>
				<b>% Allocation</b>
				<b>71%</b>
				<b>29%</b>

Previous RE Taxes	\$463,710.1	<b>% Increase</b>
New Tax Estimate	\$788,307.1	<b>70.0%</b>
Tax Increase Estimate	\$324,597.0	